

1 COMMUNITY INPUT MEETING *

2 RE: WEGMANS *

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10 A Community Input Meeting was held on
11 Monday, April 13, 2009, commencing at 6:11 p.m. at the
12 Ramada Inn Conference Room, 1700 Van Bibber Road,
13 Edgewood, Maryland 21040, before Sandra A. Judd,
14 a Notary Public.

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20 Reported by:

21 Sandra A. Judd

1 APPEARANCES:

2 JAMES M. MARTIN, PRESIDENT

3 JACKIE FRITZ, PROPERTY ADMINSTRATOR

4 Ward Development

5 2700 Philadelphia Road

6 Edgewood, Maryland 21040

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9 KEVIN SMALL, PROJECT ENGINEER

10 LOU SCHAFFER, PROJECT PLANNER

11 GERRY P. POWELL, PROJECT ENGINEER

12 Frederick Ward Associates

13 5 South Main Street

14 Bel Air, Maryland 21014

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19 ALSO PRESENT: Steve Leaty, Project Manager
20 for Wegmans

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1 PROCEEDINGS

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3 MR. MARTIN: Okay. We're going to go ahead
4 and get started this evening. My name is Jim Martin,
5 and I'm the president of Ward Properties, and we're the
6 owner and developer of the project that we're going to
7 be speaking about tonight. And as you'll hear more,
8 we're talking tonight about -- about approximately a
9 20-acre parcel of land on 924 between Woodsdale Road
10 and Box Hill South Parkway.

11 The project as it stands right now consists
12 of a Wegmans food market, two restaurant pads, and a
13 bank pad site. I'm just going to introduce a couple of
14 people and then talk just a brief procedure for this
15 evening.

16 With us tonight presenting the plan will be
17 Kevin Small from Frederick Ward Associates, and also
18 from Frederick Ward are Lou Schaffer and Gerry Powell
19 here, engineers at the firm. And they're available to
20 answer questions, as well. From Wegmans is Steve Leaty
21 who's sitting in the front here. Steve is the project

1 manager. He basically gets these things up and running
2 and moving, and -- so we appreciate Steve. And then
3 Bob Ward, one of the owners of the property is here, as
4 well, this evening.

5 So, the procedure is going to be Kevin is
6 going to give a presentation on what this project
7 involves, and then at the end of that we're going to
8 take a couple-minute break, and Jackie Fritz from my
9 office, who's sitting right here, has a pad with
10 some -- so you can -- if you want to ask a question,
11 come up, sign your name, and we'll go in the order
12 that's on the paper. Okay? So, we try to keep things
13 orderly. We do have a court reporter here today who's
14 trying to take notes, so we're trying to keep
15 everything as orderly as possible.

16 So, without any further ado, we'll just
17 jump right in and Kevin Small will take over.

18 MR. SMALL: Thanks.

19 Just to somewhat orient everybody, I think
20 everybody knows where the property is, but I'll start
21 out -- this is the site we're talking about right here

1 (pointing). This is 924. Then through here, this is
2 Route 24. North is basically down this way, so the --
3 right here is Box Hill South Parkway, and then this is
4 Woodsdale Road, and this is Box Hill Corporate Center
5 Drive.

6 The property is, as Jim was saying, it's
7 part of Box Hill Corporate Center. It's basically
8 another phase of it, although we're calling it
9 The Boulevard At Box Hill. This portion right here is
10 The Boulevard. The entire piece up here is the
11 Box Hill Corporate Center. It includes, I think, what
12 you're familiar with, which is the office component
13 back here and some future office components back in
14 here off of Walter Ward Boulevard.

15 What we're looking to do is to -- to do two
16 things tonight. And actually, I'm going to back up a
17 little bit. I'm going to maybe explain a little bit as
18 to why we're here. This is a requirement that the
19 County has -- requires any project that -- that goes
20 over 250 vehicle trips per day. If you go over that,
21 you are required to do a Community Input Meeting.

1 The -- we're required to advertise in the paper, to
2 post the property, and to notify adjacent landowners as
3 part of this process.

4 The -- the one thing to remember when
5 you're asking questions and you're going -- and we're
6 going through the presentation is this was designed by
7 the County to be the very first step in the development
8 process. That means we may not have some of the
9 answers for you. We may not have -- we don't have the
10 site engineered at this point, but the reason it's the
11 very first step is to be able to get input from
12 everybody here before we go too far into the process
13 and get our plans kind of etched in stone and can't
14 change them.

15 So, really what you're looking at is the
16 first step. Nothing has been submitted to the County
17 at this point. The only thing that has been submitted
18 is a -- is a plan that shows what we're presenting to
19 you tonight. So, about a week or so from today we'll
20 be submitting for the Development Advisory Committee,
21 but we'll have time in between now and then to take

1 your input and revise the plan as necessary. So, do
2 remember this is the first step in the process.

3 One thing to -- to let you know about, and
4 I think everybody's pretty much aware of that in this
5 room, hopefully, is the improvements to 924 and 24, the
6 intersection there where there is a grade separation
7 now that will happen between 24 here and 924. So,
8 those -- there's no longer going to be an intersection
9 there; there will be an overpass.

10 So, this somewhat shows some of the
11 improvements that are happening there. You can -- you
12 can see right now if you drive through there that
13 they're starting to build this little road here, which
14 will basically be a bypass, will keep the intersection
15 functioning while they actually build the overpass in
16 this location, which is our site, to orient you, is up
17 here.

18 And then this is a close-up of that -- of
19 that intersection. So, this -- I think 24 passes over
20 924 at that point once this thing is developed. And I
21 believe the way that the State Highway has scheduled it

1 that it -- that it's 2011.

2 Lou, is that correct?

3 MR. SCHAFFER: Correct.

4 MR. SMALL: 2011 that they're anticipating
5 finishing up the work that's supposed to happen at this
6 intersection.

7 There are two plans that will be submitted
8 to the County along with some other ancillary plans,
9 but two major plans. One is a subdivision plan and one
10 is a site plan. The subdivision plan basically takes
11 this property as it sits out there right now, which is
12 one large lot and one small lot. The large lot I
13 believe is -- Gerry, help me out -- is that Lot 20 or
14 Lot 5? The large lot here (pointing). I think it's
15 Lot 20.

16 And then there's a small lot, Lot 2. That
17 Lot 2 will be eliminated and will create a lot here at
18 the intersection of Woodsdale and 924 and then smaller
19 lots here and here and here. This is -- would be the
20 Wegmans Grocery Store. This will be a restaurant and a
21 restaurant. And then at the corner of Box Hill South

1 Parkway and 924 will be the bank. But we have to
2 subdivide the property out, and -- and that's what the
3 subdivision plan is for.

4 This would be the site plan. The site plan
5 is actually showing the site plans for -- for four of
6 the five lots that we're creating, the Wegmans property
7 here, the restaurant, restaurant, and bank at the
8 corner. The Wegmans is 13.5 acres here. The bank is
9 -- at the corner is 1 acre, and then the two
10 restaurants are basically 2 acres and one and a half
11 acres as far as the lots themselves.

12 There is a remainder out here that's future
13 development that has no plans for it right now, which
14 is approximately 30 acres. The Wegmans is -- the
15 square footage is 150,000 square feet and is going to
16 be parked at one space per 20 -- 200 square feet, which
17 means that the required spaces by the County is 750.
18 We exceed that by about 20, so it's about 770 parking
19 spaces on this lot here.

20 In addition, we have an off-site parking
21 lot which has another 140, 141 spaces. The bank's

1 really function is one big prop- -- one big lot, and
2 between them have around 150 spaces between them, but
3 they all adhere to the existing code.

4 The storm water management for the property
5 is existing down in a pond down here that's on the
6 existing Box Hill Corporate Park. A portion of it does
7 not flow that way. Right now a portion of it flows
8 towards the restaurant pads, and that's going to be
9 taken care of in an underground facility.

10 There are a couple of things you can notice
11 that the property right now is somewhat of a hill.
12 Well, what's going to happen is there's going to be a
13 lot of grading right in here, and what will end up
14 happening is there will be a retaining wall associated
15 to try to -- to make this a developable parcel there
16 will be a retaining wall that starts right about the
17 corner of the Wegmans building and winds down around
18 Woodsdale Road, down Box Hill Corporate Center Drive,
19 and then back up about halfway up an internal road.

20 Just to -- one thing I did want to get out,
21 the turning the lot or the site around I think at one

1 point the -- this was faced the other way. The only
2 reason we did that was because we got information from
3 the State Highway that had made us have to do that.
4 But just to orient you now, 924 is on the top.

5 So, you've got Woodsdale Road here. And
6 our access is basically halfway in between Woodsdale
7 Road and Box Hill South Parkway. That's a
8 right in/right out at this intersection. We're not
9 showing any -- anything in the roadway right now that
10 would prevent Trellis Drive from being -- or Trellis
11 Lane from a being a full-turn intersection, and all the
12 driveways along 924 would stay the same in this plan.

13 And one thing to remember is that we submit
14 this plan to the County and to the State, and they have
15 a review -- they review this plan and they review a
16 separate document called a Traffic Impact Analysis.
17 That Traffic Impact Analysis counts all the cars at
18 these intersections and intersections beyond here,
19 wherever the County has decided that we should do an
20 analysis. And they study those areas and decide
21 whether not -- what kind of improvements are required.

1 So, we may be showing this area as a
2 right in/right out, that -- that intersection, but they
3 may come back and say no, no; we would like -- rather
4 have it this way or that way or we'd rather have a
5 signal here or not. So, just keep that in mind.

6 One of the things that is happening here is
7 there's a lane that's going to be added along 924, but
8 that's going to be added with the improvements to 95
9 and -- I'm sorry -- 24 and 924.

10 You can see some of the landscape we're
11 showing. We're required to do a lot of this, but we're
12 also going beyond what the requirements are in the
13 County. We're showing street trees along the roads.
14 You'll notice that there's along here that exists out
15 there little pillars that show the -- it's kind of part
16 of the identity for Box Hill Corporate Center. Well,
17 those pillars, unfortunately, have to be removed
18 because of the type of construction.

19 But we're going to bring those back. We
20 think that that's important, that's something that's
21 important that shows the identity for Box Hill

1 Corporate Center. And those will start basically where
2 the -- where the retaining wall ends and proceed all
3 the way down 924. We'll have an identity at each one
4 of the intersections here, at -- across from Trellis
5 Lane at Box Hill South Parkway and also our -- our
6 access to Box Hill Corporate Center Drive.

7 These -- these roads inside the parcel are
8 private roads. They are not public. We're proposing
9 those only because we want to do some things that we
10 may not be allowed to do as part -- if it was made a
11 public road. We'd like to take some of these
12 intersections -- or not -- this roundabout and put
13 special paving in the roundabout, be able to put
14 special paving at this int- -- at mid point here so
15 that when this parcel develops that there can be
16 pedestrian access in between the two parcels.

17 That may be a raised area of special
18 pavement so that it will slow cars down. We want to be
19 able to have some of the these traffic-calming devices
20 so that this is not something where people can go fast
21 down these roads. With the amount of pedestrian

1 activity, we anticipate, we feel that some of these
2 things are needed. And those wouldn't be allowed in
3 the public -- or would be tougher to get in a public
4 road setting.

5 When we submit for the DAC we'll also be
6 required to submit, again, I think I told you is a
7 Traffic Impact Analysis, but also a landscape and
8 lighting plan. The landscape and lighting plan will
9 work -- obviously, the landscape plan obviously will
10 reflect this type of an arrangement with some of a
11 little bit more detail.

12 The lighting plan will also be there. It's
13 our intent to make sure that we -- make sure that no
14 light escapes the property, that all of the lights are
15 shut -- cut-off fixtures and directed down onto the
16 areas that are -- that need the light, that if there
17 are residential areas such as the areas across 924,
18 that we install what are called house-side shields on
19 those lights to make sure that the lights shine only
20 towards the development and not towards the residences
21 across the road.

1 All right. Right now we are in the middle
2 of doing a grading study, so I can't tell you how --
3 exactly how tall this retaining wall will be, or, you
4 know, how much dirt will be over here, but in general
5 we're looking at a 30-foot retaining wall in the back
6 side over here. And then it gets smaller and smaller
7 as it gets towards the front of the store right here.

8 There are a couple improvements that are
9 not part of this Application, but because again, we
10 haven't made that Application, so we don't know what
11 route -- what traffic improvements will be required for
12 this development.

13 However, there are some traffic
14 improvements that are being required as part of other
15 developments in Box Hill Corporate Center. One is
16 creating a double left on Woodsdale road here. So,
17 there's single left now. It will be two left lanes.
18 There's a double left that is required along Box Hill
19 Corporate Center Drive and that's for, again, a
20 previous development that -- that was approved a while
21 back.

1 I think I spoke of the -- the additional
2 lane that's being done as part of the 924-24 inter- --
3 improvements. There's a couple what they call free
4 rights. One is being shown here at Box Hill Corporate
5 -- or Box Hill Parkway South -- Box Hill Parkway South.
6 And those what they call a free right is basically
7 where you don't have to stop; you can just swing into
8 the next -- you know, turn the corner without having to
9 make a full stop. You can go in there and just yield.

10 I think with that, I've gone through most
11 of the site issues. And with that, I think what we'll
12 do is take a break. All right?

13 MR. MARTIN: Yeah.

14 MR. SMALL: And then if anybody wants to
15 speak, just come on up here. Also, if you haven't
16 signed in, there's a sign-in sheet over here. Make
17 sure you do that. And with that, we'll take a break
18 for -- let's see what time it is.

19 MR. MARTIN: It's just about 6:30. So,
20 we'll just take a five-minute break. And anyone who
21 would like to ask a question or speak tonight, please

1 come on up and just sign in and we'll go down in the
2 order of those that want to speak. Okay? Thank you.

3 (Pause in the proceedings.)

4 MR. MARTIN: I also did also want to
5 mention that there are forms over here on this first
6 table that if you're shy and don't want to ask your
7 question in public, there are written questions or if
8 we don't answer your question tonight we can answer
9 your questions in writing. So, just fill out one of
10 those forms.

11 (A break was taken from 6:29 p.m. to
12 6:35 p.m.)

13 MR. MARTIN: We're going to go back to the
14 questions now. Jackie will call out first your name,
15 and then if you just stand and reidentify yourself for
16 the court reporter, and then we'll shoot from there.

17 MS. FRITZ: David Davis. And if you could,
18 could you come up front, please, so can hear you?

19 DAVID DAVIS: All right. Yeah, I had a
20 couple of questions if I can ask more than one. The
21 first question I had was how do you envision

1 deliveries, truck traffic into this area?

2 MR. SMALL: Well, what we're seeing is that
3 -- and help me out, Steve, if you -- your understanding
4 -- is that a truck would come in through here, swing
5 around, and this is the service area right in the back.
6 If you want to see a good example of this and you want
7 to look at it, there's one that almost looks exactly
8 like this in Hunt Valley. And then coming out here and
9 exiting out.

10 Now, the other way to do it is also to exit
11 out this way, but that'll only take you that way. So,
12 we're anticipating a lot of the traffic coming from 95.

13 DAVID DAVIS: Okay. So, there would be
14 some traffic coming back up Woodsdale?

15 MR. SMALL: Yes.

16 DAVID DAVIS: All right. The next question
17 I had was store hours. Do you have rough idea of -- is
18 this a 24/7 operation? Is -- you know, what -- what
19 time of day is --

20 MR. SMALL: I'll have to defer to Steve.

21 MR. LEATY: I can talk about that.

1 Our stores, generally we get them approved
2 for 24/7. I don't think we have one in the chain that
3 isn't 24/7, but as you probably know, we are not
4 operating 24/7 in any of the current markets that we
5 have down here. The store hours are approximately 6:00
6 to midnight or something like that. They're not, you
7 know -- they want to take five or six hours off at
8 night.

9 DAVID DAVIS: Another question. The
10 restaurants, do you have any -- and I know you don't
11 have specific names probably at this point, but do you
12 have maybe an example of the type of restaurant that
13 might fit into one of those spots? Are we talking
14 Burger King or McDonald's or are we talking
15 Red Lobster?

16 MR. MARTIN: We're -- we envision sit-down
17 restaurants, family style similar to Longhorn Steak
18 House or Olive Garden Italian Restaurant. We're
19 looking for some family sit-down that would do, you
20 know, a good lunch business because we do have quite a
21 few employees in the business park, and then have --

1 serve the community at night.

2 DAVID DAVIS: Okay. I appreciate that.

3 The last thing is just a comment. I appreciate you
4 guys coming out. And, you know, if you have any future
5 meetings, if you feel like bringing some samples of
6 food...

7 (Laughter.)

8 MR. LEATY: I think I'd throw in there that
9 you have a great restaurant opportunity in the food
10 market, as well. We have an awesome cafe where the
11 food is just wonderful.

12 MS. FRITZ: Thank you, Mr. Davis.

13 William Knoedler.

14 WILLIAM KNOEDLER: My concern is: Where is
15 all the water from all these parking lots going to wind
16 up? I see they've got tons of pipe up there that
17 they're working there on 924 that they're going to
18 widen that road and put drainage in. And I see they're
19 already digging a holding pond across from Giant up
20 there on that side. Where does all this water go?

21 Since they've built Wawa and the liquor

1 store, that holding pond -- all that water from them
2 parking lots comes out and comes down our lane into the
3 Izaak Walton League at 3518 Woodsdale Road and it goes
4 down along -- behind all the town houses.

5 And if anybody has walked down along that
6 stream in the past 10 or 15 years that I've lived
7 there, it is washing out. If you get water on those
8 storms it gushes down there now. And all the trees and
9 the shrubs and the weeds used to how old it down, slow
10 it down before. But now down where Mr. Davis lives
11 back in the -- in the Woodsdale Meadows, behind them
12 houses there, there are some gigantic trees back there,
13 and half of the roots are out that has been washed out.
14 And up here where is all that water going to go?

15 I noticed this past week over in the
16 Woodsdale Apartments down in the back there are some
17 surveying stakes and gigantic concrete pipes. Are they
18 going to cut something through back in there? It's
19 behind the Y.M.C.A. building.

20 MR. SMALL: What I'm going to do is defer
21 to Gerry to talk about storm water management.

1 MR. POWELL: Right. Yeah.

2 Yes, storm water management and dealing
3 with water is what -- what I do.

4 DAVID DAVIS: Um-hum.

5 MR. POWELL: And right now the entire
6 watershed of -- of the com- -- of the park, the
7 corporate center actually drains to the Haha branch
8 which runs back here, runs through the -- through --
9 past Woodsdale Apartments and then underneath 95. That
10 watershed is not going to change. The water is going
11 there today. It will go there tomorrow. There is no
12 new water that's being introduced to Woodsdale Road
13 through the grading operation.

14 Right now there are three storm water
15 management ponds that have been designed to take care
16 of all the storm runoff, the water runoff that comes
17 from the site during storm events. One is actually
18 down in the -- in the Haha branch. We have one pond
19 here (pointing) alongside Walter Ward Boulevard and
20 another pond up at the end of Walter Ward Boulevard
21 that now handles the water, the big storms, the

1 flooding events that would happen.

2 And most of this property up here has
3 already been designed to capture the water and clean
4 it. So, that -- there is -- there is no storm water
5 management water quality structures required for most
6 of the park that's coming in The Boulevard.

7 However, there is a corner that Kevin
8 already spoke about right here which is -- it has storm
9 water management for the larger storms and the flooding
10 operation. However, there is no water quality -- storm
11 water management now designed for that. So, that's why
12 we're going to be developing a underground system to go
13 underneath the parking lot underneath the -- where the
14 restaurant and the bank pad site is.

15 So, that's presently, but the -- the water
16 is going where it's going today. We are not changing
17 the watershed or the drainage in any way to, you know,
18 to increase the water going down Woodsdale Road.

19 WILLIAM KNOEDLER: Were they -- those
20 survey markers they've got there in the last section of
21 apartments down there, I see survey stakes and real big

1 concrete, uh --

2 MR. POWELL: I am not aware right now of
3 any public -- you know, public construction that's
4 going on down there. That's -- what that sounds like
5 -- it sounds like it's all part of the 24/95
6 interchange work. We are not proposing any -- any
7 culverts or construction that far down. So, that's
8 something I could look into and perhaps provide that.

9 WILLIAM KNOEDLER: It -- that branch runs
10 behind the Y.M.C.A.?

11 MR. POWELL: It does not. It actually
12 drains behind Woodsdale Apartments. There is a
13 waterway along right here (pointing), this big wooded
14 area. There is a natural drainage waterway that drains
15 down between in the woods there that does capture and
16 clean. There's wetlands down there, and all that is
17 remaining, you know, undisturbed in the development
18 models that -- that are taking place down here. So,
19 all that will remain undisturbed and capture the water
20 that's getting there now.

21 WILLIAM KNOEDLER: Okay. Thank you.

1 MR. POWELL: Um-hum.

2 MS. FRITZ: Thank you, Mr. Knoedler.

3 Michael Scheuerman.

4 MR. SCHEUERMAN: I just had a couple
5 general questions. One would have been do you have a
6 time frame set for this as far as beginning and ending
7 in construction?

8 MR. MARTIN: Our -- our hope is to move as
9 quickly as we can. Typically it takes between 6 months
10 and 12 months to get approval for grading and storm
11 water management. And once those are done, we'll move
12 ahead. Likely, the earliest would be late fall, early
13 spring of next year.

14 MR. SCHEUERMAN: To begin?

15 MR. MARTIN: To begin.

16 MR. SCHEUERMAN: Okay.

17 MR. MARTIN: And then it's another year
18 beyond that.

19 MR. SCHEUERMAN: Okay. The other thing I
20 was -- just wanted to get some clarification on, I know
21 they had speculated before there was a chance they were

1 going to put a strip in there, and now it appears that
2 everything's going to be individual, freestanding now,
3 lots, is that correct, for the -- that initial phase?

4 MR. MARTIN: For the initial phase it's
5 just the two restaurants, the bank, and the Wegmans.

6 MR. SCHEUERMAN: Okay. And I guess that
7 phase -- I was a little confused, I guess, as to how
8 much space this was actually taking. This whole phase,
9 I guess, is really the upper end of that lot; is that
10 correct? Everything that sits kind of like up on the
11 hill now from Woodsdale up to Box Hill South? It kind
12 of looks like it split that road. That Manor
13 Boulevard, I guess, is really kind of dividing this
14 between what sits up high and then kind of down below
15 how it's all -- you know, all slopes off from behind;
16 is that correct?

17 MR. MARTIN: All right. Everything --
18 let's see -- on this, uh --

19 MR. SMALL: Hit the button.

20 MR. MARTIN: Okay. The Manor House that
21 currently exists is up in this area right here

1 (pointing).

2 MR. SCHEUERMAN: Right.

3 MR. MARTIN: So, this is the highest --
4 high point of the property.

5 MR. SCHEUERMAN: Yep, yep.

6 MR. MARTIN: So, everything basically
7 beyond -- right now we're not -- we don't have any
8 plans for this higher portion right now. This -- this
9 parcel -- the portion that fronts on Emmorton Road is
10 what will be developed first.

11 MR. SCHEUERMAN: Sure, sure. The lower
12 portion I guess then would face Corporate Center Drive
13 if and when it gets developed, is that correct, that --
14 that Lot 5, which I guess apparently --

15 MR. MARTIN: This (pointing) Lot 5?

16 MR. SCHEUERMAN: The --

17 MR. MARTIN: It actually will -- the
18 current plans are that basically it will be an
19 extension of this road kind of a -- if I can make a
20 rectangle in this area here and it will face the corner
21 of Woodsdale Road and 924.

1 MR. SCHEUERMAN: Okay.

2 MR. MARTIN: And then this -- and this --
3 that'll be --

4 MR. SCHEUERMAN: I got it.

5 MR. MARTIN: -- the general site line.

6 MR. SCHEUERMAN: And that -- I guess that
7 lot is actually larger than the combination of all
8 those other lots put together; is that right?

9 MR. MARTIN: Yes. This is approximately
10 20 acres and this is approximately 30.

11 MR. SCHEUERMAN: Okay. Any speculation as
12 to what that will be?

13 MR. MARTIN: Yes. I mean, we -- we'd love
14 to do mixed-use development of retail and office.

15 MR. SCHEUERMAN: Okay.

16 MR. MARTIN: Given the current retail
17 market, there really is no need for --

18 MR. SCHEUERMAN: Right.

19 MR. MARTIN: -- for it right now, but we're
20 hoping that once we get this first phase up and running
21 that it will give us an opportunity to do something

1 nice up in here.

2 MR. SCHEUERMAN: Got you. But that's going
3 to come first, I guess.

4 MR. MARTIN: Absolutely.

5 MR. SCHEUERMAN: Last question is: Down at
6 the intersection of Corporate Center Drive and
7 Woodsdale there, any plans for improvement of, like, a
8 traffic device there or a circle or a red light,
9 anything like that? It's already -- you know, there's
10 already quite a bit of traffic coming out of there now.
11 Do you expect that with the Wegmans coming that, uh --

12 MR. MARTIN: At this point the traffic
13 study has not addressed any improvements at this
14 (pointing) intersection --

15 MR. SCHEUERMAN: Um-hum.

16 MR. MARTIN: But that may be an issue which
17 will come up either through the County review -- it
18 would be a County review since there are two County
19 roads.

20 MR. SCHEUERMAN: Right. Okay. Thanks.

21 MR. MARTIN: Thank you.

1 MS. FRITZ: Thank you, Mr. Scheuerman.

2 Paul Butcher.

3 PAUL BUTCHER: He pretty much answered my
4 question just about the, uh --

5 THE COURT REPORTER: If you can come up
6 here, please. Are you going to ask a question?

7 PAUL BUTCHER: No, no. It's -- it was
8 already asked from the last person.

9 THE COURT REPORTER: Oh, okay.

10 MR. MARTIN: Thank you.

11 MS. FRITZ: Thank you.

12 Chris Armstrong.

13 CHRIS ARMSTRONG: I just have a quick
14 question. Are you going to come in and grade
15 everything together?

16 MR. MARTIN: Yes. There will be more
17 construction.

18 CHRIS ARMSTRONG: So, do you have likely
19 tenants for the -- for the properties up top or are we
20 looking at a possibility of having pads there with no
21 storm water and no landscaping for years, any time

1 really?

2 MR. MARTIN: There are no -- there are no
3 tenants that have committed anything for that upper
4 portion. We will stabilize when we're done grading
5 there. We do have to do some plantings, some tree
6 planting and reforestation. So, between the
7 stabilization, you know, it basically will be a grass
8 field for a couple of years.

9 CHRIS ARMSTRONG: For a couple of years?

10 MR. MARTIN: Yes.

11 MR. SMALL: And we're also required to do
12 storm water management for it when we proceed through
13 the process. So, whether or not it gets developed now
14 or ten years from now, it still has storm water --

15 CHRIS ARMSTRONG: But do you -- you don't
16 plan on developing that along with the Wegmans; you do
17 plan on it sitting for a couple of years?

18 MR. MARTIN: At this point we see it
19 sitting for a couple of years, yes.

20 CHRIS ARMSTRONG: Okay. Thanks.

21 MS. FRITZ: Thank you, Mr. Armstrong.

1 Jim --

2 MR. SMALL: One more --

3 MS. FRITZ: Oh.

4 MR. SMALL: If I can just add one more
5 thing.

6 The approvals for a site plan in -- in
7 Harford County are two years, so -- with the ability, I
8 think, Gerry, to extend for two more years or -- if
9 need be, but that's -- that's the limit that we would
10 have for any approvals. So, we would have to come back
11 before the County if we had to -- if it went beyond
12 that.

13 MS. FRITZ: Okay.

14 Jim Richardson.

15 JIM RICHARDSON: I don't have a question; I
16 have a comment. I just want to complement the Ward
17 companies and Wegmans for bringing this project to
18 Harford County. We see this as a great addition to the
19 quality and quantity of retail that's in the area. I
20 think it's a great success, as I mentioned before. I
21 think that the input from 95 and the -- the people that

1 will come to use this facility will be a great addition
2 to both the local economy and the general economy in
3 the County. So, thank you very much.

4 MS. FRITZ: Thank you, Mr. Richardson.

5 Duane Stevens.

6 DUANE STEVENS: I have two questions. One
7 was already answered pretty much regarding the storm
8 water. I live in Box Hill South, and we've had storm
9 water issues and just had a major expense last year in
10 dealing with the storm water pond, so I wanted to make
11 sure that was addressed.

12 And the second concern is -- all the
13 residents of our community are concerned about is the
14 traffic impact is going to be huge on this. It's
15 already pretty bad as it is now and it's going to be
16 much worse with the Wegmans. I work right in Hunt
17 Valley and see the traffic there. So, I definitely
18 want to make sure that the traffic is not overloaded.
19 I mean, you know, the impact is going to be big and
20 maybe bigger than what it looks like on paper, I'm
21 thinking. But that's -- I understand that's not

1 even -- that's going to be more the County.

2 My -- most of my concern is around Box Hill
3 South Parkway.

4 MR. MARTIN: Sure. Well, we would hope
5 that you would see an improvement at that intersection
6 as that work along 924 gets completed this summer with
7 the two left lanes a free -- you know, be able -- the
8 ability to make a right right out of there, two left
9 lanes -- or excuse me -- a left lane into Box Hill
10 South Parkway, which would be signalized. There will
11 be changes at that signal there.

12 DUANE STEVENS: Um-hum.

13 MR. MARTIN: So, hopefully those
14 improvements will be seen sooner --

15 DUANE STEVENS: Um-hum.

16 MR. MARTIN: -- rather than later.

17 DUANE STEVENS: Yeah. That -- I think
18 that'll help. And just the other concern is at that
19 Manor Road there and Box Hill South Parkway not causing
20 that to be a big backup there. I could see where that
21 could be interesting, especially if people coming out

1 of that Manor Road trying to make a left to go to 924.

2 So, that's -- those are concerns I have.

3 MR. POWELL: Well, we have to -- we have to
4 meet A.P.F., Adequate Public Facilities. We have to
5 look at all those intersections. And when the Traffic
6 Impact Study is done, you know, they will identify the
7 impacts that this development is going to have on each
8 -- on each intersection. And as part of that -- those
9 impacts we have to mitigate, we have to do something at
10 those intersections to make sure that they --

11 DUANE STEVENS: Um-hum.

12 MR. POWELL: -- function and meet all the
13 movements that are required. So, that is -- that is a
14 critical point -- you're exactly right -- in the
15 neighborhood. And that's going to be looked at --

16 DUANE STEVENS: Okay.

17 MR. POWELL: -- in the study.

18 DUANE STEVENS: All right. Good enough.

19 Thank you.

20 MR. MARTIN: Okay. Does anyone else have
21 anything else?

1 CHRIS ARMSTRONG: (Arm raised.)

2 MR. MARTIN: Yes, sir.

3 CHRIS ARMSTRONG: I forgot to ask about
4 the --

5 THE COURT REPORTER: I'm sorry, sir. If
6 you can come up front so that I can hear you.

7 CHRIS ARMSTRONG: Sorry.

8 MR. MARTIN: Your name again, just real
9 quick.

10 CHRIS ARMSTRONG: I'm Chris Armstrong.

11 MR. MARTIN: Go ahead, Mr. Armstrong.

12 CHRIS ARMSTRONG: The private road, is that
13 going in with -- with the Wegmans?

14 MR. MARTIN: Yes. This road and this road
15 (pointing) will be --

16 CHRIS ARMSTRONG: So, you're looking at
17 starting that in 6 to 8 months, possibly?

18 MR. MARTIN: Yes.

19 CHRIS ARMSTRONG: Okay. Thank you.

20 MR. SMALL: If you have other questions
21 that you would like to write down, we can take those

1 and also try to answer those for you.

2 MR. MARTIN: Okay.

3 JANET McELROY: A quick traffic question.

4 MR. MARTIN: Yes.

5 JANET McELROY: 924, you said it's going to
6 be a --

7 THE COURT REPORTER: I'm sorry, ma'am. You
8 have to state your name, please.

9 JANET McELROY: I'm Janet McElroy.
10 You said 924 is going to be expanded --

11 MR. MARTIN: Correct.

12 JANET McELROY: -- with an extra lane. How
13 far up does that extra lane go?

14 MR. MARTIN: To Giant.

15 JANET McELROY: Oh, it does, to the Giant
16 entrance?

17 MR. MARTIN: Yes, it does.

18 JANET McELROY: Okay.

19 MR. MARTIN: Okay. At this point I'm going
20 to ask Steve Leaty from Wegmans just to come up and to
21 reintroduce himself. And then if you have any further

1 questions about Wegmans in particular, their operation,
2 Steve will stick around for a while to answer those
3 questions. And other than that, thank you very much
4 for attending this evening.

5 MR. LEATY: Yes, I'm Steve Leaty. I'm the
6 Project Manager and a representative for Wegmans on
7 this. So, we're very excited, obviously, to come to
8 Harford County. We think it's a great fit for Wegmans
9 and we hope that Wegmans is a great fit for Harford
10 County.

11 We -- when we come into a community, we
12 want to be a good partner with you. We don't want it
13 to be just for Wegmans. We want it to be for you, as
14 well. This is your store. It'll be designed around
15 your needs, what the community wants. So, we take it
16 very seriously. We don't do very many of these. We
17 have 73 stores right now. And we look forward to
18 having a successful project here.

19 MR. MARTIN: Okay.

20 MR. LEATY: Just quickly, I know a lot of
21 you took the information that was here. The yellow

1 packets were press release packets. They have a lot of
2 information. Also included in that is the history of
3 Wegmans. This is a neat little read if you -- you're
4 bored.

5 And the -- some of you may be familiar with
6 the Menu magazine, which is awesome. My wife loves
7 this. It's her favorite magazine. They have great
8 recipes in them. Every recipe that's in this magazine
9 is actually tried. A lot of input goes into the
10 recipes that are in here, and most of them are awesome.
11 These, once we get into the community, will be
12 available. It comes with some money-saving coupons.
13 This is actually the holiday issue this year, which was
14 superb.

15 And that's about it. And I'm here for any
16 questions.

17 DAVID DAVIS: One more.

18 MR. MARTIN: Oh, one more? Okay.

19 DAVID DAVIS: Dave Davis. One quick
20 question. When can we expect the next meeting to occur
21 as far as additional information or even with the

1 County? What's the time frame for that?

2 MR. SMALL: We anticipate submitting later
3 this month to the County and then the Development
4 Advisory Committee which is then going to be the next
5 public meeting would occur I think the third Wednesday
6 in May. And I can tell you what day that is. (Looking
7 at document.) I can't. But the third Wednesday in
8 May.

9 MR. MARTIN: Okay, great. Well, that will
10 conclude tonight's meeting.

11 MR. SCHAFFER: Next meeting is May 20th.

12 MR. MARTIN: May 20th?

13 MR. SCHAFFER: Yes.

14 MR. MARTIN: May 20th, okay.

15 Well, that will conclude tonight's meeting.
16 Thank you all for attending. And I'm sure we'll stick
17 around for a little while. There are some pictures in
18 the back there if you'd like to see them in more
19 detail.

20 (Community Input Meeting concluded at
21 6:58 p.m.)

1 State of Maryland

2 County of Harford, to wit:

3

4 I, Sandra A. Judd, a Notary Public of
5 the State of Maryland, County of Harford, do hereby
6 certify that the within-named proceedings took place
7 before me at the time and place herein set out.

8 I further certify that the proceedings
9 were recorded stenographically by me and this
10 transcript is a true record of the proceedings.


11 I further certify that I am not of
12 counsel to any of the parties, nor an employee of
13 counsel, nor related to any of the parties, nor in
14 any way interested in the outcome of this action.

15 As witness my hand and notarial seal
16 this 20th day of April, 2009.

17

18

19


Sandra A. Judd
Notary Public

20 My Commission Expires:

21 August 1, 2009